

09/30/08

**AGENDA REPORT**

City of Santa Clara, California

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**Date:** September 18, 2008

**To:** City Manager for Council Information

**From:** Director of Planning and Inspection

**Subject:** Harvest Properties/San Tomas Business Park Study Session to Present Conceptual Plans for 1.95 Million Sq. Ft. Office/R&D Campus

The purpose of the study session is to allow the project applicant, Harvest Properties, to introduce and present the conceptual plans for the phased redevelopment of the San Tomas Business Park. The approximately 35.6-acre project site is located at 2600, 2800 San Tomas Expressway and 2400 Condensa Street. The project is comprised of three developed parcels located on both sides of the San Tomas Aquino Creek, south of Central Expressway. One parcel is located on the west side of the creek channel on the south side of Condensa Street, and two parcels are located on the east side of the creek channel with frontage on San Tomas Expressway, between Central Expressway and Walsh Avenue.

The project proposes a General Plan Amendment to Office/Research & Development and rezoning to PD – Planned Development [PD] to allow for the demolition of existing structures on the site and the construction of up to 1,950,000 square feet of office/industrial development in buildings in up to 8 floors (up to 140 feet tall to the top of the roof parapet). The proposed campus is intended as offices and high-tech lab facilities for a single user. The Draft Environmental Impact Report (EIR) is currently in its 45-day public review circulation, which runs through October 9, 2008; the public is encouraged to provide written comments to Planning staff for inclusion in the Final EIR. A copy of the Draft EIR Notice of Availability is attached.

The Planning Commission held a study session on Wednesday, September 24, 2008 for the same purpose. It is currently anticipated that the public hearings for this project before the Planning Commission will be held on November 12, 2008 and November 19, 2008, following completion of the Final EIR. Upon conclusion of the Commission hearings, the EIR and related development applications will be scheduled for consideration and action by the City Council, likely in December. Actions to be considered include certification of the Final EIR, approval of the General Plan Amendment, Planned Development Rezoning, a Tentative Parcel Map and the Development Agreement.

APPROVED:

Kevin L. Riley, AICP  
Director of Planning and Inspection

Jennifer Sparacino  
City Manager

**Documents Related to this Report:**

- 1) Draft EIR Notice of Availability
- 2) September 2008 Study Session Slides

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**CITY OF SANTA CLARA**  
**PUBLIC NOTICE OF AVAILABILITY**  
**OF A DRAFT ENVIRONMENTAL IMPACT REPORT**  
**August 26, 2008**

**TO:** Responsible Agencies, Interested Parties, and Organizations

**Purpose of a Draft Environmental Impact Report (DEIR):** This Notice of Availability of a Draft Environmental Report (DEIR) has been prepared for the San Tomas Business Park. (Re: SCH#2008052011 / PLN2008-07176 thru 07180 / CEQ2008-01062). This DEIR was prepared in compliance with the California Environmental Quality Act (CEQA) of 1970, as amended through the Public Resources Code, Section 21000 et seq., and the State CEQA Guidelines, California Code of Regulations, Section 15000 et seq. The EIR is a full disclosure, public information document in which the significant environmental impacts of a proposed project are evaluated, feasible measures to mitigate significant environmental effects are identified, and alternatives to the project that can reduce or avoid significant environmental effects are discussed.

**Project Location:** The approximately 35.6-acre project site is located at 2600, 2800 San Tomas Expressway and 2400 Condensa Street in the City of Santa Clara. The project is comprised of three developed parcels located on both sides of the San Tomas Aquino Creek channel, south of Central Expressway. One parcel is located on the west side of the creek channel immediately south of Condensa Street. The other two parcels are located on the east side of the creek channel between Central Expressway and Walsh Avenue.

**Project Description:** The project proposes a General Plan Amendment to Office/Research & Development and rezoning to PD – Planned Development [PD] to allow for the demolition of existing structures on the site and the construction of up to 1,950,000 square feet of office/industrial development in buildings up to 132 feet tall (99 feet to the top of occupied floor and 132 feet to the top of parapet). The proposed campus is intended as offices and high-tech lab facilities. Actions to be considered include approval of General Plan Amendment, Planned Development Rezoning, Tentative Parcel Map, Lot Line Adjustment and Development Agreement.

**Summary of Significant Environmental Effects:** Significant and Unavoidable Adverse Impacts identified in the Draft EIR include two significant and unavoidable impacts: 1) Implementation of the proposed project will result in a net increase in industrial/office space within the City of Santa Clara. The project would create additional job opportunities within the City and increase the jobs/housing imbalance in the City. This could induce housing growth in areas outside the City; 2) Implementation of the proposed project would result in a significant transportation Level of Service (LOS) impacts on nine study intersections and eight freeway segments. The proposed project will also result in significant cumulative Transportation, Air Quality, and Global Climate Change impacts.

**Availability of the Documents:** A copy of the DEIR for this project may be reviewed at the following locations:

City of Santa Clara, Planning Division (West Wing) 1500 Warburton Avenue, Santa Clara, CA 95050 Hours: Monday – Friday, 8:00 AM- 5:00 PM	Central Library - 2635 Homestead Road, Santa Clara, CA 95051 Hours: Monday-Tuesday 9 AM-9 PM; Wednesday 12 Noon-9 PM; Friday-Saturday 9 AM-6 PM; Sunday 1 PM-5 PM
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**Public Comment Period:** The public comment period on the DEIR will extend for 45 days **beginning August 26, 2008 and ending October 9, 2008**. Comments that will be addressed and included in the Final EIR (FEIR) must be submitted in writing on or before the end of the public comment period. Written comments on the Draft EIR should be submitted no later than 5:00 PM on October 10, 2008 to:

**Lead Agency:** City of Santa Clara, Planning Division  
**Contact:** Yen Han Chen, Associate Planner  
 1500 Warburton Avenue, Santa Clara CA 95050

E-mail: [ychen@santaclaraca.gov](mailto:ychen@santaclaraca.gov)  
 Phone No: (408) 615-2450

**Public Meeting Schedule (Tentative):** The City of Santa Clara Planning Commission will hold a public meeting on the DEIR and related development applications. This meeting is anticipated for public hearing on **Wednesday, November 12, 2008**. Following the conclusion of the Commission hearings, the DEIR and related development applications will be tentatively scheduled for consideration and action by the City Council on **Tuesday, December 2, 2008**. Comments, both written and verbal will be accepted and considered during these public meetings and during each phase of the public hearing process. Planning Commission and City Council hearings start at 7:00 pm in the Santa Clara Council Chambers, 1500 Warburton Avenue, Santa Clara, CA. Interested parties should contact the Santa Clara Planning Department to confirm meeting agendas, times and dates at (408) 615-2450 or E-mail: [planning@santaclaraca.gov](mailto:planning@santaclaraca.gov).

Kevin L. Riley, AICP \_\_\_\_\_  
 Director of Planning and Inspection

Date \_\_\_\_\_

# September 2008 Study Session Slides

















